

Unit 2103 - Ocean Marine Yacht Club

2103 - 1945 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11540963
Status:	Active
Size:	1,330 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$705,000
List PPSF:	\$530
Valuated Price:	\$620,000
Valuated PPSF:	\$494

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	267
Number of active listings for rent:	16
Number of active listings for sale:	18
Building inventory for sale:	6%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Building Association Information

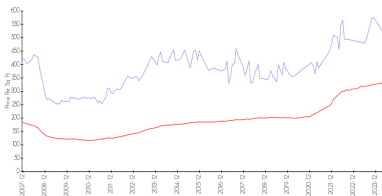
Ocean Marine Yacht Club condominium
(954) 454-2221

Recent Sales

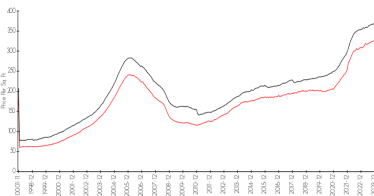
Unit #	Size	Closing Date	Sale Price	PPSF
2202	821 sq ft	May 2024	\$450,000	\$548
501	1,752 sq ft	Mar 2024	\$750,000	\$428
2209	1,306 sq ft	Mar 2024	\$700,000	\$536
807	836 sq ft	Feb 2024	\$450,000	\$538
2010	924 sq ft	Nov 2023	\$470,000	\$509
301	1,802 sq ft	Nov 2023	\$747,500	\$415

Market Information

Ocean Marine Yacht Club vs Hallandale Beach



Hallandale Beach vs Broward

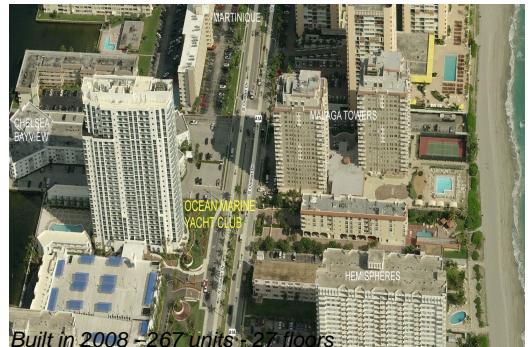


Ocean Marine Yacht Club: \$510/sq. ft.
Hallandale Beach: \$329/sq. ft.

Hallandale Beach: \$329/sq. ft.
Broward: \$350/sq. ft.

Inventory for Sale

Ocean Marine Yacht Club	7%
Hallandale Beach	4%
Broward	3%



Avg. Time to Close Over Last 12 Months

Ocean Marine Yacht Club	78 days
Hallandale Beach	77 days
Broward	68 days